



# राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, बुधवार, 30 मई, 2007/9 ज्येष्ठ, 1929

हिमाचल प्रदेश सरकार

नगर और ग्राम योजना विभाग

अधिसूचना

शिमला-2, 26 फरवरी, 2007

संख्या टी0सी0पी0-ए (3) 1/2005.—हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 87 की उप-धारा (1) के अधीन यथा अपेक्षित के अनुसार हिमाचल प्रदेश टाऊन एण्ड कंट्री प्लानिंग (अमैडमेंट) रूलज, 2007 का प्रारूप इस विभाग की समसंख्यक अधिसूचना तारीख 11-10-2006 को राजपत्र, हिमाचल प्रदेश (असाधारण) में इससे सम्भाव्य प्रभावित होने वाले व्यक्तियों से आक्षेप या सुझाव आमन्त्रित करने के लिए प्रकाशित किया गया था;

और राज्य सरकार को इस निमित्त नियत अवधि के भीतर कोई आक्षेप या सुझाव प्राप्त नहीं हुआ है/ हुए हैं।

अतः हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 16-क और 30(1) के साथ पठित धारा 87 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, निम्नलिखित नियम बनाते हैं, अर्थात्:—

1. संक्षिप्त नाम.—इन नियमों का संक्षिप्त नाम हिमाचल प्रदेश टाऊन एण्ड कंट्री प्लानिंग (अमैडमेंट) रूलज, 2007 है।

2. नियम 12 का प्रतिस्थापन.—हिमाचल प्रदेश टाऊन एण्ड कंट्री प्लानिंग रूलज, 1978 के नियम 12 के स्थान पर निम्नलिखित रखा जाएगा, अर्थात्:—

“12. *Form of application for permission for development of land by others* [Section 30 (1) and (2), and section 87 (2) (iv)] and *Fees*.—(1) Any person not being the Union Government State, Government, a local authority or any other Authority constituted under the Act, shall apply under sub-section (2) of section 15 (A), section 16 (a) and (b) and sub-section (1) of section 30 in Form-X and XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen”.

(2) *Fees*.—Every application submitted under sub-section (2) of section 15 (A) and section 16 (a) and (b), sub-section (1) of section 30 shall be accompanied by fee specified below :—

(a) For development of land other than erection of a building or part thereof :

Sl. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. per sqm. of plot area
1.	Development of land	5	2

(b) For building operation :

1. *Residential Use :*

Sl. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10
4.	High Income Group more than 250 Sqm. plot.	30	15

2. *Commercial Use :*

Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm.	40	30
5.	More than 80 Sqm.	60	40

3. *Tourism Use :*

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

4. *Private Institutions, Clinics and Hospitals :*

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm.	20	15
2.	201 to 400	30	20
3.	401 to 750	40	30
4.	Above 750	50	40

5. *Industrial Use :*

Rates in Rs. Per Sqm. of Plot Area		
High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmaur and Solan Districts	Una and Kangra Districts	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti Districts
20/-	15/-	10/-

(c) *For change of existing building use :*

Sl. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space	
			Municipal Area	Outside Municipal Area
2	2	3	4	5
1. Residential		Upto 40 Sqm.	20	10
		41 to 80 Sqm.	25	12
		Above 80 Sqm.	40	20
2. Commercial		Upto 40 Sqm.	100	75
		41 to 80 Sqm.	150	100
		Above 80 Sqm.	200	150

1	2	3	4	5	
3.	Private Institutions	Upto 100 Sqm. 101 to 200 Sqm. 201 to 400 Sqm. 401 to 800 Sqm. Above 800	40 50 60 75 100	30 40 50 60 75	
			High Potential Zone	Medium Potential Zone	Low Potential Zone
4.	Industrial	Upto 100 Sqm. 101 to 200 Sqm. 201 to 500 Sqm.	50 75 100	40 50 75	30 40 50

## (d) For change of landuse from the original use of site:

Sl. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area		
			Municipal Area	Outside Municipal Area	
1.	Residential	150 to 250 Sqm.	10		05
		Above 250 Sqm.	15		10
2.	Commercial	Upto 200 Sqm.	100		75
		Above 200 Sqm.	200		150
3.	Private Institutions	Upto 1000 Sqm.	30		20
		Above 1000 Sqm.	50		35
			High Potential Zone	Medium Potential Zone	Low Potential Zone
4.	Industrial	Upto 1000 Sqm.	20	15	10
		1001 to 5000 Sqm.	30	25	20
		Above 5000 Sqm.	40	30	25

## (e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan:

In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

## (f) For Revalidation of Sanction :

Sl. No.	Landuse	Rates in Rs. Per Sqm. of Floor Space
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Public & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

Note.—“These charges will be increased by 5% after a Block of 5 years”.

आदेश द्वारा,  
हस्ताक्षरित/-  
प्रधान सचिव ।

[Authoritative English text of this Department Notification No. TCP-A (3)-1/2005 dated 26-02-2007 as required under clause (3) of Article 348 of the Constitution of India].

**TOWN AND COUNTRY PLANNING DEPARTMENT**

**NOTIFICATION**

*Shimla-2, the 26th February, 2007*

**No. TCP-A(3)-1/2005.**—Whereas the draft Himachal Pradesh Town and Country Planning (Amendment) Rules, 2007 were published in the Rajpatra, Himachal Pradesh (Extra ordinary) *vide* this department notification of even number dated 11-10-2006 for inviting objection(s) and suggestion(s) from the persons likely to be affected thereby, as required under sub-section (1) of section 87 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977):

And whereas, no objection(s) and suggestion (s) have been received within the stipulated period by the State Government in this behalf.

Now, therefore, in exercise of powers conferred by section 87 read with sections 16 (a) and 30 (1) of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh is pleased to make the following rules, namely :—

**1. Short title.**—These rules may be called the Himachal Pradesh Town and Country Planning (Amendment) Rules, 2007:—

**2. Substitution of Rule 12.**—For rule 12 of the Himachal Pradesh Town and Country Planning Rules, 1978, the following shall be substituted, namely:—

“12. *Form of application for permission for development of land by others* [section 30 (1) and (2), and section 87 (2) (iv)] *and Fees.*—(1) Any person not being the Union Government, State Government, a local authority or any other Authority constituted under the Act, shall apply under sub-section (2) of section 15 (A), section 16 (a) and (b) and sub-section (1) of section 30 in Form-X and XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen”.

(2) *Fees.*—Every application submitted under sub-section (2) of section 15 (a) and section 16 (a) and (b), sub-section (1) of section 30 shall be accompanied by fee specified below:—

(a) **For development of land other than erection of a building or part thereof :**

Sl. No.	Component	Inside M. C. rates in Rs. Per Sqm. of plot Area	Outside M.C. rates in Rs. Per Sqm. of ptot area
1.	Development of land	5	2

**(b) For building operation :****1. Residential Use :**

Sl. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or Semi-detached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10
4.	High Income Group more than 250 Sqm. plot.	30	15

**2. Commercial Use:**

Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm.	40	30
5.	More than 80 Sqm,	60	40

**3. Tourism Use :**

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

**4. Private Institutions, Clinics and Hospitals :**

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm.	20	15
2.	201 to 400	30	20
3.	401 to 750	40	30
4.	Above 750	50	40

**5. Industrial Use :**

**Rates in Rs. Per Sqm. of Plot Area**

High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmaur and Solan districts	Una and Kangra districts	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti districts
20/-	15/-	10/-

**(c) For change of existing building use :**

Sl. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space		
			Municipal Area	Outside Municipal Area	
1.	Residential	Upto 40 Sqm.	20	10	
		41 to 80 Sqm.	25	12	
		Above 80 Sqm.	40	20	
2.	Commercial	Upto 40 Sqm.	100	75	
		41 to 80 Sqm.	150	100	
		Above 80 Sqm.	200	150	
3.	Private Institutions	Upto 100 Sqm.	40	30	
		101 to 200 Sqm.	50	40	
		201 to 400 Sqm.	60	50	
		401 to 800 Sqm.	75	60	
		Above 800	100	75	
4.	Industrial		High Potential Zone	Medium Potential Zone	Low Potential Zone
		Upto 100 Sqm.	50	40	30
		101 to 200 Sqm.	75	50	40
		201 to 500 Sqm.	100	75	50

**(d) For change of landuse from the original use of site :**

Sl. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area	
			Municipal Area	Outside Municipal Area
1	2	3	4	5
1.	Residential	150 to 250 Sqm.	10	05
		Above 250 Sqm.	15	10

1	2	3	4	5
2.	Commercial	Upto 200 Sqm.	100	75
		Above 200 Sqm.	200	150
3.	Private Institutions	Upto 1000 Sqm.	30	20
		Above 1000 Sqm.	50	35
			High Potential Zone	Medium Potential Zone
4.	Industrial	Upto 1000 Sqm.	20	15
		1001 to 5000 Sqm.	30	25
		Above 5000 Sqm.	40	30
				Low Potential Zone
				10
				20
				25

(e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan:

In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

(f) For Revalidation of Sanction :

Sl. No.	Landuse	Rates in Rs. Per Sqm. of Floor Space
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Public & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

Note.—“These charges will be increased by 5% after a block of 5 years”.

By order,

Sd/-  
Principal Secretary(TCP).